



May 26, 2023

El Paso County  
Planning & Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

**RE: Meridian Service Metropolitan District  
Latigo Well Sites #2 and #3  
COM – Letter of Intent**

As a representative of the Owner, Meridian Service Metropolitan District (the District), we are preparing submittal requirements for Early Assistance and eventual Site Development Plan for development of two (2) well sites for the purpose of connecting proposed wells to its water system. Both well sites #2 and #3 are located approximately 0.8 miles and 0.1 miles southwest (respectively) of the Latigo Boulevard and Eastonville Road intersection in El Paso County, Colorado. More specifically, the well site parcels lie in Section 16, Township 12 South, Range 64 West 6th P.M. (Parcel Number 4200000345 and 4200000352, respectively).

The Consultant/Applicant and Owner contact information is as follows:

**Consultant/Applicant**

RESPEC  
5540 Tech Center Drive, Suite 100  
Colorado Springs, CO 80919  
Contact: Gina Mangino  
Telephone: 719-494-7909  
Email: [gina.mangino@respec.com](mailto:gina.mangino@respec.com)

**Owner**

Meridian Service Metropolitan District  
11886 Stapleton Drive  
Peyton, CO 80831  
Contact: Jim Nikkel  
Telephone: 719-495-6567  
Email: [j.nikkel@meridianservice.org](mailto:j.nikkel@meridianservice.org)

**GENERAL INFORMATION**

Zoning of existing parcels is RR-2.5 (Residential Rural); the parcels are unplatted. Each well site shall be constructed within their dedicated easements (legal descriptions pending).

The proposed well site facilities will be constructed within easements on the aforementioned parcels owned by Falcon Latigo LLC (easements pending). A major portion of the well site facilities are located underground, however, electrical equipment is proposed to be enclosed in an 180+/- square-foot, above-grade structure (per site). Facility appurtenances include underground vaults, pumps and piping.

Architectural elements of the electrical equipment structures will consist of split-faced concrete masonry units (CMU) with a standing-seam metal roof. Neutral earth-tone colors have been selected for the purpose of blending with the residential area to the far west, as well as future development to the immediate west.

Security has been addressed; the structure and vault shall be enclosed in seven (7)-ft high barbed wire chain link fence with a twelve (12)-ft wide security access gate. Access will remain private/prohibited to the public and the structures unmanned. Site access (both ingress and egress) will be from Eastonville Road (Well Site #2) and from Latigo Boulevard (Well Site #3) and shall accommodate private operations-staff only vehicles which will visit the site periodically to visually inspect the site and/or perform any required maintenance.

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SUITE 100  
COLORADO SPRINGS, CO 80919  
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## PURPOSE

The structures are intended to shelter the electrical gear and therefore increase its lifespan by protecting it from the elements. Additionally, some electrical components produce moderate amounts of noise which will be attenuated by the well houses.

## LANDSCAPING

Presently, the well sites are primarily undeveloped with vegetation consisting of native grasses and weeds.

No landscaping is being proposed due to the requirements as understood for a Commercial Over-the-Counter Permit, as well as due to the utility use and nature of site-specific conditions. Please note however, all disturbed areas shall be re-seeded with native grasses/live ground cover as per County standards.

## TRANSPORTATION AND ACCESS

To reiterate, the facilities are unmanned, and only periodic checks will be performed by the District's operations staff. Well Site #2 and #3 access points shall include gravel access from (gravel). As stated above, each well site will be provided with security perimeter fencing and access gate secured by locked chain for security purposes. A "Knox Box" for, and in compliance with, the Fire Department will be installed at the gate in the event a fire emergency occurs and the gate is locked.

Exemption from delineated parking spaces is being requested at each well site. As stated above, operations staff will visually inspect the sites via drive-by and if necessary, access the structures. However, staff vehicles will be either only backing into the fenced area through the gate to unload materials or driving up to the gate to briefly access the well houses for maintenance purposes.

It should be noted ADA compliant parking space(s) do not apply in this case in accordance with Chapter 11, Section 1103.2.9 Equipment Spaces of the 2015 IBC which states "spaces frequented only by service personnel for maintenance, repair or occasional monitoring of equipment are not required to comply with this chapter." As previously mentioned, the facilities will not be customer-oriented and will not experience public traffic. Access is strictly prohibited to brief visits by operations staff.

## LIGHTING

Well Site #2 and #3 structure lighting will consist of exterior downward-projecting wallpack lighting.

## DRAINAGE AND GRADING

Well Site #2's ground surface generally slopes to the east towards Eastonville Road. No drainage improvements are proposed at this time.

Well Site #3's ground surface is relatively flat and slopes gently toward the southeast. As with Well Site #2, the proposed project has limited impact to drainage. Culvert is included in the project for the gravel access drives off of Eastonville Road.

Eventual construction drawings will include proposed erosion and sediment control measures including a vehicle tracking pad, silt fence along the limits of construction, concrete washout area, and permanent stabilization of all disturbed areas. As priorly stated, disturbed areas shall be re-seeded with a native seed mix.

The sites will be rough graded during the drilling of the wells. The proposed project includes rough and final grading.



## SCHEDULE

Construction is anticipated to start in July of 2023 and will be complete by the end of April 2024.

## UTILITY INFORMATION

Well Site #2 and #3 will have electric service provided by Mountain View Electric Association. The wells will connect to a new raw water main which will then connect to the District's existing raw water infrastructure. This pipeline is separate from this project and will deliver the pumped water from the wells to the District's existing treatment facility.

Please refer to the drawings and forms enclosed with this submittal, as requested, to satisfy the submission requirements.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mario DiPasquale', is written over a faint, light blue circular stamp.

Mario DiPasquale, P.E.

MLD: GGM  
Enclosures  
cc: Project Central File W0151.22058- Category A